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DENVER LANDMARK PRESERVATION

Community Planning & Development
Application
Landmark Preservation

10/31/19

CERTIFICATE OF DEMOLITION ELIGIBILITY

The Certificate of Demolition Eligibility (CDE) provides certainty in the demolition process. Owners of non-landmark, non-historic-district properties who are not currently planning demolition but who want increased certainty about a potential future demolition may apply for a Certificate of Demolition Eligibility. This CDE process involves a similar level of review as a demolition review. If a Certificate of Demolition Eligibility is issued, a property owner or owner's agent may proceed with a demolition application without further Landmark Preservation review for a period of five years.

Certificate of Demolition Eligibility Application Process:

Submit the completed CDE application, along with the \$250.00 application fee, color photographs of all sides of the structure(s), and copy of the real property record from the Assessor's Office to Landmark Preservation at landmark@denvergov.org.

Upon receipt of a complete application, Landmark Preservation staff will review the application within 10 business days to determine if the structure has potential to be a Denver landmark.

If the structure(s) is found to have potential to be a Denver landmark, Landmark staff will post a public notice for 21 calendar days. If a notice of intent to file a designation is received by the 21st day of the posting, the posting period will be extended to 60 days. If a designation application is submitted within the posting period, the designation process will begin. If a designation application is not submitted during the posting period, Landmark Preservation staff will issue a CDE the following business day.

If the structure(s) is determined not to have potential to be a Denver landmark, the CDE will be issued. A CDE is valid for five years, during which, a Denver landmark designation application cannot be submitted without owner approval. With a valid CDE, the property owner may demolish the structure(s) without further review by Landmark Preservation. To demolish the structure(s), submit a demolition application and the CDE to Landmark Preservation, and staff will issue a demolition approval number.

Visit www.denvergov.org/landmark for a full description of the CDE notice, posting, and landmark designation process. If you have additional questions, please contact Landmark Preservation staff at landmark@denvergov.org.

Please note: To apply for a CDE a structure cannot be pending Denver landmark designation, individually designated, or located within a designated historic district.

Property Address: 1763 N. WILLIAMS STREET

Legal Description: MCCOLLOUGH HILL 342 L & 1 TO 23

Property Owner Information: (see Acquisition No 4 INC. WHICH NAME WAS CHANGED TO RICHMOND, INC. THEN MERGED WITH COMMUNITY CORRECTIONS CORPORATION AND LATER CHANGED TO COMMUNITY EDUCATION CENTERS, INC.)

Name: COMMUNITY EDUCATION CENTERS, INC. Applicant Information Name: COMMUNITY EDUCATION CENTERS, INC.

Contact Name: BRUCE BROWN Contact Name: BRUCE BROWN

Address: 4955 TECHNOLOGY WAY Address: 4955 TECHNOLOGY WAY

City: BOCA RATON City: BOCA RATON

State, Zip: FL 33431 State, Zip: FL 33431

Phone: 561-999-5825 Phone: 561-999-5825

E-mail address: brbrown@geogroup.com E-mail address: brbrown@geogroup.com

Print Name: BRUCE BROWN

Signature of Owner: [Handwritten Signature] Date:

Continued

1763 N WILLIAMS ST

Owner CCC ACQUISITION NO 4 INC
1763 N WILLIAMS ST
DENVER , CO 80218-1701

Schedule Number 02355-19-019-000

Legal Description MCCULLOUGH HILL B42 L21 TO 23

Property Type COMMERCIAL - OFFICE BUILDING

Tax District DENV

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	5485
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1891	Basement/Finish:	0/0
Lot Size:	9,375	Zoned As:	G-RO-3

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual	Assessed	Exempt	
Land	\$750,000	\$217,500	\$0
Improvements	\$140,500	\$40,750	
Total	\$890,500	\$258,250	

Prior Year

Actual	Assessed	Exempt	
Land	\$515,600	\$149,520	\$0
Improvements	\$359,400	\$104,230	
Total	\$875,000	\$253,750	

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

Date Paid	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Original Tax Levy	\$9,311.98	\$9,311.98	\$18,623.96
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$9,311.98	\$9,311.98	\$18,623.96

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$19,631.37**

Assessed Value for the current tax year

Assessed Land	\$217,500.00	Assessed Improvements	\$40,750.00
Exemption	\$0.00	Total Assessed Value	\$258,250.00